

# Naples City Council

## May 22, 2014

### Minutes

The regularly scheduled meeting of the Naples City Council was held May 22, 2014, 7:30 p.m., at the Naples City Office, 1420 East 2850 South, Naples, Uintah County, Utah.

#### ***DATE, TIME & PLACE OF MEETING***

Council members attending were Dean Baker, Robert Hall, Gordon Kitchen, Dennis Long, Dan Olsen and Kenneth Reynolds.

#### ***COUNCIL MEMBERS ATTENDING***

Others attending were Jake Molyneax, Jim Harper, Eric Olsen, Cliff Grua, Neil Cathey, Wade Olsen, Ronda Olsen, Cable Murray, Jeremy Raymond, Brett Reynolds, David Olsen, Ryan Cook, Connie Patton, Chris Hoem, Mark Watkins, Craig Blunt and Nikki Kay.

#### ***OTHERS ATTENDING***

At 7:30 p.m. Mayor Dean Baker welcomed everyone and called the meeting to order. Mayor Baker opened the meeting with the pledge of allegiance. Councilman Gordon Kitchen offered the invocation.

#### ***OPENING CEREMONY***

Mayor Baker asked for approval of the agenda. Craig Blunt said he had one item under 'Other Matters.' Dan Olsen **moved** to approve the agenda with the addition. Robert Hall **seconded** the motion. The motion passed with all in attendance voting aye.

#### ***AGENDA APPROVED***

Mayor Baker presented the minutes of the May 08, 2014 regular City Council meeting for approval. Dan Olsen **moved** to approve the minutes. Kenneth Reynolds **seconded** the motion. The motion passed with all in attendance voting aye.

#### ***MINUTES APPROVED***

Mayor Baker asked if anyone had anything from the previous meeting to follow up on. Councilman Kitchen was not in attendance at the previous meeting but he did want it noted that when he spoke with the Mayor about being in support of the more expensive fence for the 1900 South property he was in support as long as the City was not passing on undo expense to the property owners. He wanted to make sure any additional amount for the more expensive fence was paid for by the City.

#### ***FOLLOW UP ITEMS FROM PREVIOUS MEETING***

Connie Patton presented the bills for payment approval. The

#### ***APPROVAL OF THE BILLS***

amount presented to the Council was \$49,205.61. Dan Olsen **moved** to approve the amount presented. Gordon Kitchen **seconded** the motion. The motion passed with the following vote:

Robert Hall	Aye
Dan Olsen	Aye
Dennis Long	Aye
Kenneth Reynolds	Aye
Gordon Kitchen	Aye

A business license application for Stack'd Oil Tools located at 1608 East 500 South was presented to the Council for approval. Craig reported the business is leasing space from Extreme Wireline and is located in the proper zone. Gordon Kitchen **moved** to approve the business license for Stack'd Oil Tools. Robert Hall **seconded** the motion. The motion passed with all voting aye.

***BUSINESS LICENSE  
APPROVAL***

Craig Blunt reported that a member of the Vernal Elks Club came in asking for a donation to help with the 4<sup>th</sup> of July fireworks. Craig said this is the first time the Elks Club has asked for financial help with the fireworks. Craig asked if the Council wanted to donate anything and how much. Councilman Kitchen said he has been attending the 4<sup>th</sup> of July fireworks for thirty-five years and they do an outstanding job. He was in favor of a donation. Councilman Olsen said this request has as much validity as the Rodeo. Dan Olsen **moved** to authorize the expenditure of \$1,000 to the Elks Club for the fireworks. Kenneth Reynolds **seconded** the motion. The motion passed with the following roll call vote:

***REQUEST DONATION FOR  
4<sup>TH</sup> OF JULY FIREWORKS***

Robert Hall	Aye
Dan Olsen	Aye
Dennis Long	Aye
Kenneth Reynolds	Aye
Gordon Kitchen	Aye

Craig Blunt gave the Council information regarding the amount the property owners near the 1900 South property were willing to agree to for fencing. Jake Molyneaux, one of the property owners, was in attendance. Craig said Mr. Molyneaux met with one of the contractors to help out with the costs associated with the fencing. Craig said there was one property owner they didn't receive confirmation from about the cost. Craig said the amount they were willing to put on the table was \$1,500 per resident. Craig handed out

***FENCE PROPOSAL - COST  
SHARE FOR FENCING AT  
1900 SOUTH PROPERTY***

the cost break down and said it might be a little less than that but not much. Craig said they have three local fencing contractors they will be getting bids from to see what the bottom line is going to be. Councilman Kitchen asked Mr. Molyneaux what the real feeling of the home owners is. Mr. Molyneaux asked in regards to what. Councilman Kitchen said as far as putting in the fence and sharing the cost, what kind of burden was it going to put on them. Mr. Molyneaux said one of the families was concerned about making payments but he didn't want to speak for anyone else. Councilman Kitchen said it was a concern to him that the City burden some of these younger families with this type of issue. Councilman Kitchen wanted to know if the rest were putting up fences anyway and is this what they want to do. Mr. Molyneaux said they want a fence. Councilman Kitchen wanted to know if they were forcing him to do this. Mr. Molyneaux said they were going to put up a fence they just didn't know about this. Mayor Baker wanted to know the consensus of the property owners. Councilman Kitchen said it sounds to him like everyone was in agreement on the vinyl. Mr. Molyneaux said it is what they can afford. Mayor Baker wanted to know if they would be putting in a retaining wall. Craig said they call it a mower strip. Mr. Molyneaux asked if the City would be tearing out the asphalt that is there. Mayor Baker asked if Mr. Molyneaux wanted the fence right on the property line. He said that is generally what happens. Mayor Baker stated some of the asphalt might fall onto their property and if they would be okay with the City removing that. Mr. Molyneaux said yes. There was a discussion held on what type of grading would need to take place in order to make sure the fence was tall enough. Mayor Baker said the price for the fence would be the only cost to the home owners and anything in addition to that would be on the City. Mr. Molyneaux said he was concerned if this would be on a percentage basis or just the flat fee. Councilman Reynolds said it would be just the \$1,500. Councilman Kitchen said he was still concerned about the one property owner. Mayor Baker said he didn't have a problem with allowing them to make payments. He said they want to make sure it's done right and the property owners are happy with it. Ronda Olsen asked about the property owners on the very corner and wondered if their fence would go down lower as it nears the street and if that would make the cost less. Craig Blunt said there is not much difference in cost for the two sizes of fence. Mr. Molyneaux asked for a time frame. Craig said they can start to move forward with it as soon as the trailers are out. Kenneth Reynolds **moved**

to approve building a vinyl fence with a maximum payout of \$1,500 for homeowners and the City pay the rest of the cost. Dan Olsen **seconded** the motion. The motion passed as follows:

Robert Hall	Aye
Dan Olsen	Aye
Dennis Long	Aye
Kenneth Reynolds	Aye
Gordon Kitchen	Aye

Councilman Long wanted to discuss the matter of people discarding items in the City right-of-way. Councilman Long said he had a discussion with the road department about the right-of-ways and what a mess the sides of the roads are. Councilman Long showed pictures of some of the streets and commented on how some of these areas make the City look terrible. Some of the items in the right-of-ways make it hard for the road department to mow weeds, the items bust up their equipment, and they are worried about hurting themselves or someone else. Councilman Long wondered if a letter could be sent to property owners asking for their cooperation in cleaning up the roads. Council members discussed if there was anything in the City Ordinances to help with this, who would enforce it, and if there is any teeth to the Ordinance. Councilman Kitchen suggested neighborhood clean up groups. Councilman Long said if nothing is done to correct the problem the road department will continue to have the worry of damaging their equipment or if they mow around the debris then they are accused of not doing their job. Councilman Long said the City is being blamed for some of these issues and it's not the City's fault. Councilman Kitchen also suggested starting with a letter educating the public on acceptable practices and then if that doesn't help to follow up with the enforcement of the Ordinance. Councilman Hall said some of the problem is just natural rocks and are they asking the residents to clean that up. Councilman Kitchen said if it's their neighborhood and if they do a service project they should clean it up. Councilman Olsen asked Councilman Long what he would recommend. Councilman Long said he would love to start with a letter but didn't feel like a letter would have much of an impact if there was no accountability. Mayor Baker wanted to know if he wanted the building official to start sending letters. Craig said he usually sends a letter and gives them ten days to clean it up and they are fined if they don't comply. Councilman Long said what people usually say is that it is not their mess.

***DISCUSSION REGARDING  
DISCARDED ITEMS IN  
CITY RIGHT-OF-WAY***

Councilman Long said the road crew can pick up some of the rocks and things with their truck but it is only going to get worse as the subdivisions become bigger and bigger. Councilman Kitchen wanted to know how many of the areas, shown in the pictures, does the road department spray and mow. Ryan Cook said they usually just spray for broadleaf and not for grass. Ryan said the grass works for erosion control. Councilman Long said they can start with a letter to see what happens. Councilman Kitchen said they need to start with a general educational letter and state in the letter that if things go beyond a certain point or continue to happen the City has the option of issuing a citation. Ryan Cook wanted to know why the City has an Ordinance in place if they are not going to enforce it. Wade Olsen suggested putting out door knob hangers as a notice instead of sending letters. Dennis Long **moved** to design a letter to send out to residents outlining the rules for clean up and to let them know they are responsible for clean up. Councilman Reynolds and Councilman Hall wanted to know if the City was willing to move to the second level if the letters are ignored. Mayor Baker wanted to know if they then wanted the road department to hang the door tags and write down where and when the signs were left. Councilman Olsen said he needs to be precise in his motion because of when the City attempted this before. Councilman Hall said you also have to be consistent. Councilman Long said he was ready to go all the way to the top. Councilman Kitchen wanted to know what that meant. Councilman Long said the first step would be to get the letter out and if they don't comply then they get the notice. Councilman Olsen wanted to know what time frame they were going to be given. Councilman Long stated it would be the ten days like as in the Ordinance. Mayor Baker asked Craig what the Ordinance says. Craig said they are fined after the ten days and every day after until the nuisance is cleaned up. Councilman Kitchen asked for clarification at this point. He wanted to know if the educational letter was going to be sent out first. Mayor Baker said that was correct. Councilman Kitchen said they are not telling anyone they have to clean up anything because the past is in the past. Councilman Kitchen asked if the next level would be for the hang tag noting a violation and if a letter of violation would follow that. Councilman Long said none of this takes care of the underlying problem. Mayor Baker wanted to know if the original letter should give a thirty-day clean up time frame. Councilman Kitchen asked what happens if someone has just bought a piece of property. Mayor Baker said it would be thirty days. Councilman Kitchen

stated if they were going to ask each individual resident to go out in front of their property and clean it up then it needs to be in the letter. Councilman Kitchen wanted to know who was going to clean the whole strip along 1000 South. Mayor Baker said the owners are. Craig said it is one owner along there and felt the items were coming from the subdivision over onto the property. Councilman Long said that is when people go back to the attitude of it not being their mess. Councilman Kitchen felt the educational letter needed to go out first and then maybe the City could organize a beautification project. Councilman Kitchen thought the City could use the dump trucks to help. Mayor Baker wanted to know if they wanted to put dates in the letter to let people know when the trucks would be available to pick items up. Councilman Long said they would have people putting out their washing machines. Councilman Long asked Craig if he could get them a letter and bring it back to the next Council meeting. Craig said he could. Dennis Long **moved** to have the draft letter for the next meeting. Gordon Kitchen **seconded** the motion. The motion passed with all voting aye.

Chris Hoem came before the Council to give a report on the public hearing that was held to request a re-zone of property located at 2151 South 2000 East. Chris said the property is approximately twenty-eight acres and the final motion of the Planning Commission was to leave the property as an RA-1 zone. Chris said this would make a difference of about nine fewer homes. Councilman Reynolds asked if the City was going to be able to give their recommendations. Chris said the Planning Commission gave their recommendation and now it was up to the Council to make the decision. Mayor Baker asked Cable Murray if he had any comments. Chris Hoem stated the reason the Planning Commission gave for not changing the zone was to keep the larger lot sizes. He stated that both zones require the 100' minimum lot width. Chris Hoem said the concept plan shows the smallest lots to be about 1/3 acre lots. Chris said the street layout would be the same either way. Chris said with the re-zone the developer would be able to fit about nine more lots. Councilman Hall wanted to know about the animal issue. Chris said it wouldn't really make a difference because barns and such have to be at least 200' from any human dwelling. Mayor Baker wanted to know if any of the lots shown would be big enough for a horse or cow in their back yard. Chris said no. Chris said one of the issues talked about was traffic and he didn't feel that nine more homes was going to make

***PLANNING COMMISSION  
RECOMMENDATION FOR  
RE-ZONE OF PROPERTY  
AT 2151 SOUTH 2000 EAST***

that much difference. Mayor Baker wanted to know if there was any benefit to go to an R-1. Chris said one of the advantages of re-zoning would be to slow the next subdivision from popping up which would mean less farm land being consumed. He said you wouldn't get the next subdivision as soon. Kenneth Reynolds said he attended the meeting and they discussed the increased traffic and different problems it might bring but he said you are going to have those issues either way. He said if you have a subdivision it shouldn't be agricultural and all the other subdivisions in the City are R-1. He can't see any reason to leave it as an RA-1 because it's going to be a subdivision. Cable Murray, engineer for the developer, wanted the Council to know how much he appreciated Dale Harrison, Chairman of the Planning Commission. He said he liked how Dale thought things through and was impressed with how serious he took his position on the Planning Commission. Mr. Murray said the biggest thing he came away with at the Planning Commission meeting was the 12,000 square foot lots. Mr. Murray said those lot sizes are possible but not logical and not financially feasible. He said the added infrastructure costs would be horrendous and with the required setbacks they would have five non-buildable lots. Mr. Murray said he was asking in behalf of the developer to re-zone this property to an R-1. Neil Cathey was in attendance at the meeting and sits on the Planning Commission board, they asked for his comments. Neil stated he was not at the meeting but from everything he read he thought the R-1 was the way to go. Szeth Simmons also sits on the Planning Commission and stated he voted for the R-1. Kenneth Reynolds **moved** to change the zoning to R-1 for this property. Dan Olsen **seconded** the motion. The motion passed with the following roll call vote:

Robert Hall	Aye
Dan Olsen	Aye
Dennis Long	Aye
Kenneth Reynolds	Aye
Gordon Kitchen	Aye

Council members received the redline copy of the Development Agreement for Pheasant Run Subdivision. Council members wanted a clean copy of the agreement, they were not ready to approve it in this form. Dan Olsen **moved** to have the agreement cleaned up before it is finalized. Dennis Long **seconded** the motion. The motion passed with all voting aye.

***APPROVE DEVELOPMENT  
AGREEMENT FOR  
PHEASANT RUN  
SUBDIVISION***

***FINAL APPROVAL FOR  
PHASE III OF THE FARM  
SUBDIVISION***

Chris Hoem said the Planning Commission recommended final approval for phase III of The Farm subdivision. Chris said they don't have any big issues with this. Chris Hoem said he e-mailed Cliff about whether or not he had contacted all of the utility companies about this. Mayor Baker asked Dave Hatch with Ashley Valley Water if he was here for this discussion. Dave said he was. Mr. Hatch said what they are finding with subdivisions that are developed in phases is sometimes subsequent phases are begun years after the letter of availability was sent out and the specifications have changed. He feels that each phase should be approved by them. Mayor Baker asked Mr. Hatch if his signature is on the plat before it is recorded. Mr. Hatch said it is on the first phase but he's not sure what happens with each phase after that. Chris Hoem stated that Mr. Hatch's approval and signature should be on each phase. Mayor Baker asked if that was happening. Chris said that is what is required. Mayor Baker asked if Mr. Hatch signed on this last one. Mr. Hatch said he sees the sign off page but he doesn't see the plans. Mayor Baker stated he shouldn't sign the plat until Ashley Valley Water is satisfied. Mayor Baker asked if that helps with what he is wanting. Mr. Hatch gave Microtel as an example and stated it went in before they even brought the plans to Ashley Valley Water. Mr. Hatch said sometimes the plans change and sometimes the engineer changes. He said if the contractor follows the plans and they are wrong then they run into problems. Councilman Kitchen wanted to know if they should send a notice AVW&S whenever anyone comes to Planning Commission meeting. Mr. Hatch said they should re-review any of the plans before the next phase. Chris said every time they have a meeting with the Planning Commission he e-mails the plans to the utility companies. Chris said sometimes it's difficult to read because it is a digital copy. Chris said maybe they should have a letter from the developer stating each phase has been reviewed right before they begin that development. Councilman Kitchen said they need to work with the utility companies because the City does rely on them. Mr. Hatch said it has been working but sometimes things fall through the gaps. Councilman Kitchen wanted to know if AVW&S is good with phase III of The Farm. Mr. Hatch said they had a few recommended changes and if those are corrected he will sign off on it. Mr. Grua said he has been in contact with the engineer and those changes have been made. Mr. Hatch said he realizes that everyone is busy and some things do get through the cracks. Eric Olsen



said that Vernal City has a checklist and it is all checked off before it comes to Planning & Zoning. Mr. Olsen said an independent engineer reviews all those before it comes to the Planning Commission. Council members thanked Mr. Hatch for coming and said they appreciate his comments. Chris wanted to know if the Council wants an engineer to do the plan review before it's even approved. He said if the Council doesn't want to approve it then they are spending City money to have someone review it. Mayor Baker thought it should be reviewed before. Councilman Olsen said it would be good and then the Council doesn't have to act as a negotiation committee. Councilman Olsen said he would like to talk about the green space from phase I and the lot sizes. Mayor Baker said they can't accept the concept in the packet. Chris said they got it because it was part of the digital packet. Councilman Kitchen wanted to know where the water retention was from phase I, phase II, and phase III. Cliff said it is in phase III. Councilman Kitchen said it's not shown in phase III. Chris agreed that the concept presented does not show the water retention area as being in phase III. Cliff said that is Ray Nash's land. Councilman Kitchen said he doesn't care whose land it is, it needs to show on the plat of part of phase III. He said this only shows lots thirty-one through forty-one. Councilman Olsen wanted to know if these were the same as what was presented before. Chris said the only difference is that lot forty-seven has been widened. Councilman Kitchen asked about a fire turn around. Chris said you can have up to thirty homes on one access. Councilman Kitchen said that didn't make any sense because what would happen to the homes down past the round about if something were to cut off access right there. Chris said the idea there was when the Council approved phase II they said they would do it if the developer would widen the road and said it should be safe enough for fire access with the wider road and that is why they widened it. Mayor Baker said they still can't approve this without the water retention pond being added into phase III and wondered if the whole lot needed to be added. Chris said they could add the retention basin. Mayor Baker said it will be on private property they would need to have the whole lot approved in phase III. Chris said they wouldn't be able to approve it that way because lot forty-three would make it so they had to lengthen the road in order to have enough frontage for lot forty-three to be a legal lot. Councilman Olsen asked Councilman Reynolds what the discussion was back in March, with the Planning and Zoning. He wanted to know what requirements they were given in order to bring this back to

Council for approval. Councilman Reynolds said they discussed the size of the lots and making sure the retention area was taken care of. Chris wanted to know if he wanted him to answer that as well. Councilman Olsen said he was just going back to the green space and what came out of that meeting. Councilman Reynolds said he didn't remember that being a part of the discussion. Mayor Baker thought there was a discussion about the little short road coming off of 2000 East. Councilman Olsen wanted to know if they have met the requirements of Planning and Zoning. Chris stated that lots 35, 37, 39, and 41 were all deeper back then and they were told that was eating up the green space on their previously approved preliminary map and they would have to reduce the lot sizes. Councilman Olsen asked Chris if all the requirements for the HOA and green space have been met. Chris said for phase III they have. Chris said they are not looking at the rest of the subdivision and they shouldn't record the concept map that was handed out. Councilman Kitchen told Chris he thought Councilman Olsen was asking if the HOA for the subdivision has been established. Chris said they stalled the approval of this because the previous ordinance stated an HOA would take care of water retention and they have since changed that to allow for the water retention on a privately owned lot. Councilman Kitchen stated that phase I and phase II are still under the conditions of the previous ordinance. Chris said that is true and the developer will have to have an HOA for phase I and II but he was told by Dennis Judd that they could still approve phase III even though they haven't created an HOA. Councilman Kitchen said approval could be withheld though because they've not followed through with their previous phases. Councilman Kitchen said he didn't think they have to approve phase III if the developer has not complied with the conditions of phase I and II. Mayor Baker said he thought a temporary cul-de-sac was supposed to be installed at the end that never happened. Cliff Grua said there is a turn around, he said it is not asphalted but there is a turn around and they also put in a temporary water diversion. Mr. Grua said that nothing has really changed as far as the water retention, it has always been their intention to put it in phase III. Mr. Grua stated he didn't really know what to do at this point other than bring lot 43 into the development or have Ray Nash, the land owner, sign an agreement stating the water can be on his private property. Chris said the water retention basin can be included as part of phase III just like a road is, it doesn't have to be attached. Councilman Olsen said this should have been done at Planning & Zoning and Councilman Hall said he

wasn't ready to approve it as presented. Councilman Reynolds said if they brought back a plat showing the water retention area in phase III he could go along with it. Councilman Reynolds said they can't approve what was presented because the water retention is now showing. Cliff Grua wanted to know if they drew a dotted line around the area showing it in phase III and made sure the future buyer of the lot would assume ownership of the property with all the stipulations of the retention pond. Mayor Baker wanted to know if the retention pond would fall in the original green space. Mayor Baker wanted to know if the green space could be converted to private ownership. Chris said from what he understood from Dennis Judd was, when phase I was recorded, the concept map was recorded at the same time. The green space from the original map of 2008 is still valid green space. Chris said when the map was recorded in 2008, according to state law, you didn't have any options for changing the green space but in 2010 the law was changed to allow for green space to be transferred to the City, on approval of seventy-five percent of the property owners, but not into private ownership. Mayor Baker said if they move the retention pond into green space it can't be moved back into private ownership. Eric Olsen said he originally designed the subdivision they are talking about. He said the Council needs to be sure they have the ordinance in place that allows them to legislate what they are requiring. Mr. Olsen said he knows what the first conceptual phase looks like because he drew it up but it sounds like there might have been a second conceptual phase approved by the Council and if that is the case they either need to refer to it or get it cleaned up with Dennis Judd. Chris said the second one recorded didn't include the rest of the subdivision like the first one did. Mr. Olsen wanted to know what was recorded. Chris said it was just phase II. Mr. Olsen asked Mr. Grua if that was true and he stated it was. Mr. Olsen wanted to know if a conceptual of the north was approved. He said yes. Mr. Olsen asked about the second phase. Chris said the concept map showed phases I through III. Chris said it showed the entire subdivision and was recorded at the same time that the final plat for phase I was recorded. Chris said the concept map for the whole subdivision shouldn't have been recorded but it was and because it was the green space area is a common area and according to state law you can't transfer that land into private ownership. Councilman Hall asked if that meant the HOA must maintain it. Chris said yes. Mr. Olsen said the HOA should be able to go back and approve a new conceptual plan. Mr. Olsen said all of this would depend on

what was approved with the second conceptual plan. Chris said the second conceptual plan did not include the rest of the subdivision north of the gulch. Mr. Olsen said if it didn't then Mr. Grua might have to defer to the first plan. Councilman Kitchen said even if they take out the conceptual plan, phase III still does not include the water retention. Mr. Olsen asked if they had an ordinance in place that says you have to have water retention in the phase being developed. Councilman Kitchen said the new ordinance does and prior to that it stated an HOA had to maintain it. Councilman said either way it doesn't show where water retention has been addressed. Councilman Kitchen said that needs to be addressed before he would be comfortable with approving it. Chris pointed out where the water retention calculations are included on the plans that were presented and said the plat needs to state that the retention area will be in phase III. Mr. Grua said he will show the easement around the retention pond included in phase III. Mayor Baker called for a motion on final approval of phase III of The Farm subdivision. This matter died for lack of a **motion**.

Craig Blunt presented a change order from SCI for the Hwy 40 street light project. Craig said this change order was to move the light pole on the corner of 1000 South. Craig reported that the light has been moved and passed inspection and the cost was \$4,953.23. Craig said the City has retained \$27,724.02 for this project but there are still the two poles that were knocked down before the project was finalized. Craig said those are still going through insurance claims and they have not been put back up. Craig didn't know if the performance bond from the company would take care of those or if the City needed to hold the retention amount. Mayor Baker wanted to know if the City had the poles. Craig said the company could go right to UDOT's yard and pay for them or order them from Mountain States Lighting. Craig said SCI was still waiting for the insurance companies to kick in before they buy them. Mayor Baker asked Craig what his recommendation was. Craig said to pay the amount due for the relocation of the pole and to hold the retention amount. Councilman Olsen **moved** to pay for the relocation of the light and to hold the retention amount until the poles are in. Dennis Long **seconded** the motion. The motion passed with the following roll call vote:

Robert Hall	Aye
Dan Olsen	Aye
Dennis Long	Aye

***APPROVE CHANGE  
ORDER FOR SCI AND  
PAYMENT REQUEST***

Kenneth Reynolds     Aye  
Gordon Kitchen        Aye

Craig Blunt reported that the land survey around the fire station was completed and has been turned over to those completing the fire station addition. Craig said he has a verbal agreement with Strata to move the fence back to the original survey property lines. Craig said he would recommend payment to UELS for \$1,264. Mayor Baker said there is a larger amount showing on the invoice and the total amount was \$1,754. Robert Hall **moved** to approve the payment. Dennis Long **seconded** the motion. The motion passed with the following roll call vote:

Robert Hall             Aye  
Dan Olsen               Aye  
Dennis Long            Aye  
Kenneth Reynolds     Aye  
Gordon Kitchen        Aye

Chief Watkins stated the lease vehicles are about ready to turn back but a couple of them need new tires. He reported that the contract with Ken Garff says the tires need to be in a condition that the vehicle would pass inspection. Chief Watkins asked for approval to expend \$1,520 for the new tires. Dennis Long **moved** to approve the purchase. Robert Hall **seconded** the motion. The motion passed as follows:

Robert Hall             Aye  
Dan Olsen               Aye  
Dennis Long            Aye  
Kenneth Reynolds     Aye  
Gordon Kitchen        Aye

Jim Harper came before the Council to request approval to purchase banner brackets for the new light poles. Jim said this request would get them started for the new poles. Councilman Long wanted to know how many this would be. Jim said he would like to purchase twenty-two sets and they have seventy-two poles. The amount requested was \$2,068. Dennis Long **moved** to approve \$2,068. Gordon Kitchen **seconded** the motion. The motion passed with the following vote:

Robert Hall             Aye  
Dan Olsen               Aye  
Dennis Long            Aye

***APPROVE PAYMENT FOR  
SURVEY OF 1900 SOUTH  
PROPERTY & NAPLES  
FIRE STATION***

***REQUEST TO PURCHASE  
TIRES***

***ROAD DEPARTMENT  
REQUESTS APPROVAL TO  
PURCHASE ITEMS***

Kenneth Reynolds	Aye
Gordon Kitchen	Aye

Jim Harper requested approval to purchase two way radios for the shop and the loader. Jim said he did not total the two purchases. Dennis Long **moved** to approve the purchase of the two radios. Kenneth Reynolds **seconded** the motion. The motion passed as follows:

Robert Hall	Aye
Dan Olsen	Aye
Dennis Long	Aye
Kenneth Reynolds	Aye
Gordon Kitchen	Aye

Jim Harper requested approval to purchase a washer and dryer. He said with the herbicides they spray it is required that they have a way to wash their clothes after spraying. Jim received a couple of bids. Kenneth Reynolds **moved** to approve the bid from Basin Appliance in the amount of \$693.98. Robert Hall **seconded** the motion. The motion passed with the following vote:

Robert Hall	Aye
Dan Olsen	Aye
Dennis Long	Aye
Kenneth Reynolds	Aye
Gordon Kitchen	Aye

Councilman Olsen wanted to know if the shop was wired for these two purchases. Jim said they are working on it.

Jim Harper brought back a lower bid for an ice machine and requested approval to purchase it. The bid was for \$2,128. Jim said if they ever have an emergency it should take care of it and would also take care of a crew of five to six people during the summer. Dennis Long **moved** to approve \$2,128. Kenneth Reynolds **seconded** the motion. The motion passed with the following roll call:

Robert Hall	Aye
Dan Olsen	Aye
Dennis Long	Aye
Kenneth Reynolds	Aye
Gordon Kitchen	Aye

Jim Harper requested approval to purchase a spring wound

roller tarp for their pickup. Jim received two bids. Jim said this will help keep their material in the truck while driving. Kenneth Reynolds **moved** to approve the bid of \$840. Robert Hall **seconded** the motion. The motion passed as follows:

Robert Hall	Aye
Dan Olsen	Aye
Dennis Long	Aye
Kenneth Reynolds	Aye
Gordon Kitchen	Aye

The last request was for a weed sprayer. Jim said this would be a motor sprayer to spray chemicals. Jim said they are trying to get another weed sprayer set up as either a back up sprayer or just to have the ability to have two people spraying at once. Jim said they looked at several sprayers and found the best price from G&R Ag Products. Councilman Kitchen asked if Jim looked for a local vendor. Jim said they did but weren't able to find someone that could get them the sprayer and the motor. Dan Olsen **moved** to approve \$654.16 for the sprayer. Robert Hall **seconded** the motion. The motion passed with the following roll call:

Robert Hall	Aye
Dan Olsen	Aye
Dennis Long	Aye
Kenneth Reynolds	Aye
Gordon Kitchen	Aye

Craig Blunt updated the Council on the meeting they held with the school safety committee. Craig said he, the Chief, Jim and the Mayor were able to meet with the transportation people and the Naples principal. Craig said they discussed the new subdivisions in Naples and told them the developers for the subdivision south of the school was interested in making a walk path into the back of the school and they were very interested in that. Craig said they shared the traffic volume data with them and told them it would only be the beginning of what was to come. Craig said they will still have the issue of picking up and dropping off the students. Craig said they were told it would take a while for the School District's budget to accommodate the suggestions they gave them. Craig said one of the helpful things the City could do is place a crossing guard in front of the school to get the kids across the street from the park. Craig said they also discussed a way to expand parking for the teaching staff in order to allow for a larger area to drop off and pickup the

***UPDATE OF SCHOOL  
SAFETY COMMITTEE  
DISCUSSION***

students. Craig said their next step would be to put together more data and take it to the School Board. Craig said the current recommendation would be to go with a crossing guard in front of the school. Chief Watkins said he felt having a regular crossing guard taking the children back and forth is a good thing but they also need someone with the authority to enforce the red zone in front of the school and a regular crossing guard could not do that. Chief Watkins said they could use an officer there which would also give his officers time in the school. He thought with an additional \$16,000 in his overtime budget he could make it work. Mayor Baker said this was one of the best suggestions they had for the time being. Councilman Hall wanted to know if he would be able to find officers to do this. Chief Watkins said there is an issue there and this is going to be a headache for him but he is willing to try because it is needed. He also felt the interaction with the children would be invaluable. Mayor Baker said the Council will need to see if they can come up with the funds in the budget. Mayor Baker said it was a good discussion.

Mayor Baker said he would like the Council members to look over the job description for the administrator/building official and bring back recommendations to the next meeting. Councilman Kitchen wanted to know if one of the conditions for employment could be the expectation of living within the City limits. Mayor Baker said they could mandate that if they want and just asked the Council members to get with him on this.

Mayor Baker said the UTSSD asked for a letter of support from the City in regards to the Ashley Valley Energy Route. Mayor Baker said he would like to do one and then do one the Council signs. Craig Blunt provided a draft letter that the Mayor said he would like to tweak a bit stating the impact to Naples City and get it back to the Council for their approval. He said it is due before the next Council meeting and wanted to know if he could send it out electronically for approval. Councilman Kitchen said he's not in support of it yet. He wanted to know what was going to stop someone from putting a gas station or motel along the route and taking business from Naples City. He said someone could also look on the internet and see a way to by pass the City which would mean by passing local businesses. Councilman Hall said that has been Vernal City's argument all along. Councilman Kitchen said that would also be his because this route doesn't bring you through Naples City. Councilman

***A P P R O V E   J O B  
D E S C R I P T I O N   F O R  
A D M I N I S T R A T O R / B U I L D  
I N G   O F F I C I A L***

***L E T T E R   O F   S U P P O R T  
F O R   A S H L E Y   V A L L E Y  
E N E R G Y   R O U T E***



Kitchen said he's not sure he is in favor of it and doesn't know if he wants to sign a letter. Councilman Long said he sees it as an opportunity to take big trucks off the main road and cut down on accidents. Mayor Baker said a study shows that 30% of all truck traffic currently passes through Vernal without stopping and he sees that as a way to just pull off the 30%. Mayor Baker didn't know how much Highway 40 was even used as a route from east to west and if this would be an impact. Councilman Kitchen said he wouldn't be speaking for the City, he just didn't want to sign it. Mayor Baker said he could tweak the letter and send it out with just the Mayor's signature.

Dan Olsen **moved** to set a public hearing for June 12, 2014 to open and amend the current fiscal year budget and to consider adopting the FY 2014/budgets. Robert Hall **seconded** the motion. The motion passed with all voting aye.

Brett Reynolds and Jeremy Raymond came before the Council to discuss the bid results for the remodel of the Naples Fire Station. Chief Reynolds handed out the information on the bids received. Chief Reynolds said a few things have happened in the last twenty-four hours that have made him re-think going forward with acceptance of the bids for the remodel. He said he would like to put off award of the bid to allow the Council to discuss the future of the City. He said what started this was the confusion of the bids received. It showed three different options with different amounts on each option and each had a large difference. Chief Reynolds said he spoke with Craig and Mayor Baker and a couple of things they said made him think they might go in a different direction. Chief Reynolds said the District budgeted \$300,000 for the remodel and they have already used \$20,000 for engineering costs. Chief Reynolds said he discussed with Craig the possibility of asking the City for additional money to do the remodel right but he also talked with the Mayor about building a brand new building. Chief Reynolds said he and the Mayor discussed turning the area where the current fire station is into additional parking for the park. He also said he talked with others about revamping the fire station for the community center the Council has been discussing. Chief Reynolds said he wanted to put off awarding the bid for the remodel in order to give the Council time to decide what direction they would like to see the fire department go. He said the area is growing and they need to consider what that growth means. Chief Reynolds said if the City were to

***SET DATE FOR PUBLIC  
HEARING TO OPEN AND  
AMEND THE BUDGET  
AND ADOPT NEW  
BUDGET***

***O T H E R  
MATTERS/FUTURE  
COUNCIL MATTERS***

consider building a station next to the City office it would increase the five mile radius for home owners insurance. Chief Reynolds said he has always had fears about the fire station being next to the park because the sirens are always a magnet for the kids and he's always worried about pulling the trucks out when there are a lot of activities at the park. Chief Reynolds said he was not there to request money he was there to ask the Council to think about what they want for the future as the City continues to grow. Mayor Baker said he would like to see the fire station off of the park road. Mayor Baker asked Chief Reynolds and Jeremy if it would be possible to fit a fire station on the property next to the City office. Jeremy said he thought it would be possible but he would like to look at it a little more. Craig said he would like to look at it also. Chief Reynolds said the City could solve either a parking issue or a community center issue if they consider a new fire station. Jeremy said the District would be willing to work with the City, he said there has been a lot of work put into this project already, but they are willing to work with the City. Mayor Baker wanted to know if they could use the money already committed for the remodel as a match to approach the CIB for additional funds. Jeremy wanted to know who would approach the CIB. Mayor Baker said the City would. Chief Reynolds said they also need to add the property as part of the matching funds. Jeremy said they have two bidders and if the City is looking to go in this direction they will work with them to make this work. Mayor Baker said they could put this on the next agenda to see if the City wants to consider building a new station. Jeremy said maybe they can put together a working group to consider all the issues. Councilman Kitchen said they need to make sure the property is adequate for the building. It was the consensus of the Council to have Jeremy and Brett put off awarding the bid for the remodel until the City had time to meet together and discuss all the issues. Jeremy said that shouldn't be a problem and he felt they should really take the time to discuss it. Mayor Baker asked if they could have the information at the next Council meeting to determine if the property next to the office would work for a new station. Craig said he would get with Jeremy and with Brett to decide that.

Dennis Long **moved** to adjourn the meeting at 10:25 p.m. Kenneth Reynolds **seconded** the motion. The meeting was adjourned by all voting in favor of the motion.

***MOTION TO ADJOURN***

APPROVED BY COUNCIL ON THE 12<sup>th</sup> DAY OF JUNE 2014

BY: \_\_\_\_\_

ATTEST: \_\_\_\_\_